

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, February 06, 2015**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Matt Janssen, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

Matt Janssen, Hearing Officer: opens meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):

3. **January 2, 2015 Planning Department Minutes**

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of January 2, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. Hearing to consider a request by **TEMPLETON ENTERPRISES LLC** for a Minor Use Permit (DRC2013-00105) to allow for the construction and operation of an 85-unit mini-storage facility consisting of five (5) separate single story storage buildings, for a total of approximately 13,400 square feet of new construction. The project will result in the disturbance of approximately 23,500 square feet on a vacant portion of an approximately 1.6 acre parcel. The remaining portion of the 1.6 acre parcel is developed with business offices located at 71 North Main Street, west of the proposed project location. The proposed project is within the Commercial Services land use category and is located on the north side of Abby Road, approximately 300 feet east of the intersection with North Main Street, within the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area. Also to be considered is the approval of the environmental document. A General Rule

Exemption was issued for this project.

County File Number: DRC2013-00105
Supervisory District: 1
Cody Scheel, Project Manager

Assessor Parcel Number: 040-291-040
Date Accepted: October 7, 201
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by TEMPLETON ENTERPRISES LLC. for a Minor Use Permit (DRC2013-00105) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 27 in Exhibit B. (Document Number: 2015-009_PDH)

5. Hearing to consider a request by **STEVE & SUSIE BOYETT** for a Minor Use Permit/Coastal Development Permit (DRC2014-00015) to allow the construction of a 370 square-foot second-level living addition with a 170 square-foot view deck to an existing single family residence. The project will result in no permanent site disturbance on a 2,650 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 2065 Pacific Avenue, approximately 780 feet west of Highway 1, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental documents. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00015
Supervisory District: 2
Brandi Cummings, Project Manager

Assessor Parcel Number: 064-234-006
Date Accepted: October 20, 2014
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by STEVE & SUSIE BOYETT for a Minor Use Permit/Coastal Development Permit (DRC2014-00015) is granted based on the Findings A. through J. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2015-010_PDH)

HEARING ITEMS

6. Hearing to consider a request by **DANIEL DAOU** for a Minor Use Permit (DRC2013-00100) for a new 6,800 square-foot two-story single family residence with a 505 square-foot basement, a 2,550 square-foot detached garage, approximately 4,029 square feet of covered outdoor area, a pool, and related site improvements. This project includes grading for a new driveway and a building pad for the proposed residence. The project will result in the disturbance of approximately 2.31 acres on a 24.3 acre parcel. The proposed project is within the Residential Rural land use category and is located 0.9 miles west of the Nacimiento Lake Drive and Mountain Springs Road intersection, west of the City of Paso Robles. The site is in the Adelaida sub-area of the North County planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on December 22, 2014.

County File Number: DRC2013-00100
Supervisory District: 1
Schani Siong, Project Manager

Assessor Parcel Number: 018-101-014
Date Accepted: September 4, 2014
Recommendation: Approval

Schani Siong, Project Manager: presents staff report via power point. Also, discusses the revision of Condition #5. Revised condition read into record.

Matt Janssen, Hearing Officer: reviews and discusses the revision of Condition 5.

Jamie Kirk, Agent: reviews the proposed project. States for the record, concerns that the request(s) for hearing were received past the deadline.

Matt Janssen, Hearing Officer: comments to the receipt of the request for hearing and timing.

Richard Camarin, neighbor: states is not opposed to the house being built does have concern with future water usage.

Kathleen Camarin, neighbor: states concern with the use of Trager Canyon Road and water issues.

Michael Pachquin, neighbor: states concern on the use of Trager Canyon Road and the water.

Connie Ross, neighbor: states would like emphasis the concern with the water and Trager Canyon Road usage.

Jamie Kirk, Agent: responds to all public comments. Also, discusses vineyard water use and the permit on house.

Matt Janssen, Hearing Officer: discuss the vineyard and states he appreciates any proactive movement by Mr. Daou. Also, questions if this vineyard is a private vineyard or part of Daou wines with Ms. Kirk responding.

Jamie Kirk, Agent: discusses the issue with the damaged tree. Also, discusses the issues with Cal Fire and possible trimming requirements.

Michael Pachquin, neighbor, states for the record, the tree in the previous discussion is not same tree he is referring to. The he is specifically speaking about the tree at 1450 Trager Canyon Road. Discussion ensues.

Jamie Kirk, Agent: discusses the access out to Nacimiento and that it is believed to be an emergency access only.

Schanie Siong, Project Manager: responds to the question regarding the alternate access, showing the parcels and explains the other access is a emergency access.

Matt Janssen, Hearing Officer: questions the new driveway with Schani Siong responding.

Thereafter, on motion of the hearing officer, the request by DANIEL DAOU for a Minor Use Permit (DRC2013-00100) is granted and adopts the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq, based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B; including revised Condition 5 to read " VS-1: At the time of application for construction permit(s), the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. No light or glare shall be transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first." and deletion of Condition 6 with renumbering accordingly. (Document Number: 2015-011_PDH)

ADJOURNMENT

Next Scheduled Meeting: February 20, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the March 6, 2015 Planning Department Hearings Meeting.